

157.0

0004

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

631,200 /

631,200

USE VALUE:

631,200 /

631,200

ASSESSED:

631,200 /

631,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
171		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SNOW THOMAS M/EILEEN M	
Owner 2:	
Owner 3:	

Street 1: 171 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: O SULLIVAN DAVID/TRUSTEE -	
Owner 2: WAVERLEY ST TRUST -	
Street 1: 171 WAVERLEY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	6500
	Sq. Ft.
	Site
	0
	70.
	0.95
	7

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description		User Acct	
101	6500.000	200,100	600	430,500	631,200					104602	
Total Card	0.149	200,100	600	430,500	631,200			Entered Lot Size		GIS Ref	
Total Parcel	0.149	200,100	600	430,500	631,200			Total Land:		GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	322.04	/Parcel:	322.0		Land Unit Type:		Insp Date	

Parcel ID: 157.0-0004-0007.A

!12302!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,100	600	6,500.	430,500	631,200	631,200	Year End Roll	12/18/2019
2019	101	FV	183,200	700	6,500.	430,500	614,400	614,400	Year End Roll	1/3/2019
2018	101	FV	183,200	700	6,500.	362,900	546,800	546,800	Year End Roll	12/20/2017
2017	101	FV	183,200	700	6,500.	332,100	516,000	516,000	Year End Roll	1/3/2017
2016	101	FV	183,200	700	6,500.	282,900	466,800	466,800	Year End	1/4/2016
2015	101	FV	182,300	700	6,500.	246,000	429,000	429,000	Year End Roll	12/11/2014
2014	101	FV	182,300	700	6,500.	227,600	410,600	410,600	Year End Roll	12/16/2013
2013	101	FV	182,300	700	6,500.	216,500	399,500	399,500		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
O SULLIVAN DAVI	43031-441		8/11/2004	Family	175,000
SNOW EILEEN M	31667-518		8/31/2000	Convenience	99
O'SULLIVAN JERE	28722-224		6/18/1998	Family	99
				No	No
				A	

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
6/30/2018		MEAS&NOTICE							HS			Hanne S				
12/15/2008		Measured							345			PATRIOT				
12/21/1999		Mailer Sent														
12/1/1999		Measured							268			PATRIOT				
3/9/1995									PM			Peter M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.14922 Total SF/SM: 6500 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 430,498 Spl Credit: Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1953	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct:	Fact: .			Floor:				Totals	RMS: 5	BRs: 3	Baths: 1	HB: 1						
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:		Interior:		1	5	3	1							
Sec Int Wall:		%		Economic:		Additions:												
Partition: T - Typical				Special:		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		Baths:												
Sec Floors: 4 - Carpet	50 %			Total: 31 %		Plumbing:												
Bsmnt Flr: 12 - Concrete						Electric:												
Subfloor:						Heating:												
Bsmnt Gar:						General:												
Electric: 3 - Typical						Totals	1	5	3									
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 157.0-0004-0007.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1 8X7		A	AV	1986	0.00	T	26.4	101						
19	Patio	D	Y	1 250		A	AV	1980	3.75	T	31.2	101			600		600	
More: N	Total Yard Items:	600	Total Special Features:		Total:	600												
FFL BMT (1120)																		